

ORDINANCE NO. \_\_\_\_ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF HOLLYWOOD AVE., APPROX. 270' EAST OF LINWOOD AVE., SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the south side of Hollywood Ave., approx. 270' east of Linwood Ave., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single-Family Residential District to C-1, Neighborhood Commercial District**

LOT 8, BLK A, AND 1/2 THE ADJACENT ABANDONED ALLEY, LESS RIGHT-OF-WAY, WOODROW PLACE SUBDIVISION; LOT 9 AND 1/2 ABAND. ADJ. ALLEY, LESS R/W, BLK. A, WOODROW PLACE SUBD.; LOT 25 AND 1/2 ADJACENT ABANDONED ALLEY, LESS RIGHT-OF-WAY, RE-SUBDIVISION OF LOTS 10 TO 15, BLK "A", WOODROW PLACE SUBDIVISION, SECTION 42, T17N, R14W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-154-C  
CHEWEE BAKERY/NEW DIRECTION CENTER

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 1, 2021, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-154-C ZONING REQUEST:** 1535 HOLLYWOOD AVE. Application by CHEWEE BAKERY/NEW DIRECTION CENTER for approval to rezone property located on the south side of Hollywood Ave., approx. 270' east of Linwood Ave., from R-1-7, Single-Family Residential District to C-1, Neighborhood Commercial District, being more particularly described as LOT 8, BLK A, AND 1/2 THE ADJACENT ABANDONED ALLEY, LESS RIGHT-OF-WAY, WOODROW PLACE SUBDIVISION; LOT 9 AND 1/2 ABAND. ADJ. ALLEY, LESS R/W, BLK. A, WOODROW PLACE SUBD.; LOT 25 AND 1/2 ADJACENT ABANDONED ALLEY, LESS RIGHT-OF-WAY, RE-SUBDIVISION OF LOTS 10 TO 15, BLK "A", WOODROW PLACE SUBDIVISION, SECTION 42, T17N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 1, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 1, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on November 30 for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Chris Elbersen, Secretary  
Laura Neubert  
Rudy Morton  
Gabriel Balderas  
Rachel Jackson  
Bill Robertson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Jasmin Samuels, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Henry Bernstein, Parish Attorney's Office

**Members Absent**

None

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

**A motion was made by MS. NEUBERT, seconded by MR. JOSEPH, to approve the minutes of the November 3, 2021 public hearing as submitted.**

**The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. JACKSON & NEUBERT Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 21-154-C ZONING REQUEST**

Applicant: Chewee Bakery/New Direction Center  
Owner: Beverly Smith  
Location: 1535 HOLLYWOOD AVE (South side of Hollywood Ave., approx. 270' east of Linwood Ave.)  
Existing Zoning: R-1-7  
Request: R-1-7 to C-1  
Proposed Use: Specialty Food Service, Personal Services Establishment

**Representative &/or support:**

Beverly Smith 1535 Hollywood Avenue, Shreveport, LA 71108

Ms. Smith stated she purchased a house three years ago and ended up buying some judicated property along with it. She stated she had a bakery that she was doing mobile and now she wants a place to conduct her bakery business. She also stated she

*draft*

wanted to have a center for the young ministry as well as a sandwich shop.

**Opposition:**

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MS. NEUBERT To recommend this application for approval.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE



## STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 1, 2021

**AGENDA ITEM NUMBER: 7**

**MPC Staff Member:** Austin Chen

**City Council District:** B/ LeVette Fuller

**Parish Commission District:** 6/Cawthorne

**CASE NUMBER 21-154-C: ZONING REQUEST**

**APPLICANT:** CHEWEE BAKERY/NEW DIRECTION CENTER  
**OWNER:** Beverly Smith  
**LOCATION:** 1535 Hollywood Ave (Southside of Hollywood Ave., approx. 270' east of Linwood Ave)  
**EXISTING ZONING:** R-1-7  
**REQUEST:** R-1-7 to C-1  
**PROPOSED USE:** Specialty Food Service, Personal Services Establishment

**DESCRIPTION:** The applicant is requesting rezoning of a 0.37-acre tract of land from R-1-7 (Single-family Residential) to C-1 (Neighborhood Commercial) for Specialty Food Service and Personal Services Establishment. There is an existing approximately 1,627 sq feet building on site. Adjacent to the West, South, and East are zoned R-1-7. Across Hollywood Ave is zoned C-1.

There is no previous case associated with this property. Nearby relevant cases include: approval of rezoning from B-2 (Neighborhood Business; C-2 under UDC) & I-1 (Light Industrial) to B-3 for a pawn shop (C-37-09), MPC approval Used car sale in B-2 (C-23-96), MPC approval processing facility in I-2 (Heavy Industrial), MPC approval of R-1D-E (One- Family Residence - Extended Us) for a law office. denial for rezoning to B-2 (Neighborhood Business; C-2 under UDC) for a restaurant (C-28-00), denial for rezoning to B-3 (Community Business; C-3 under UDC) for B-3 development (C-105-86), and used car sales (C-44-87; C-82-86).

Nearby neighborhoods include: Caddo Heights, Cedar Grove, Hollywood, Pierremont, South Highland, St. Vincent, Sunset Acres, Werner Park, West Cedar Grove.

**REMARKS:** The applicant is requesting rezoning to C-1 for Specialty Food Service and Personal Services Establishment. The applicant will have a combined use of bakery, sandwich shop, and after-school teaching for children. The applicant has not decided whether to renovate the existing building or demolish it and build a new one onsite at this point. According to the applicant, there is a high probability that existing buildings will be used. C-1 is the lightest commercial zoning that can achieve the applicant's purpose.

As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as "The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in the character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor." The permitted by right uses in C-1 zoning district include Agriculture, Amusement

## STAFF REPORT – CITY OF SHREVEPORT

Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary , Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant , Retail Goods Establishment , Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, and Temporary Seasonal Sales.

The subject property is in a large area of R-1-5 & R-1-7 single-family residential district and sits close to the large area of C-2 Corridor Commercial zoning. North of the subject property are large tracts of R-1-7 residential zoning and some C-2 commercial zoning. Several businesses near the subject property include restaurants, barbershops, tax services, and liquor & wine store. The subject property is on Hollywood Avenue, which is one of the city's heavily traveled thoroughfares. At the same time, the subject property is close to one of the interchanges of I-49. According to the UDC Article 4.3, C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in the character of the surrounding residential neighborhood. A bakery, sandwich shop, and after-school teaching for children could be considered consistent with the UDC and serve the needs of the nearby residential neighborhood. All the possible C-1 uses are compatible with what exists in the area. Therefore, approval of rezoning to C-1 would not introduce incompatible uses into the area.

There is a vacant single-family residence building between the subject property and the commercial area at the corner of Hollywood Ave and Linwood Ave. The building is in a dangerous condition with a city posted notice on it. Therefore, to some extent, it can be considered a vacant space. The applicant will have to provide the standard residential landscape buffer and screening if the rezoning is approved. This will assist in minimizing the potential negative impact that the proposed uses will have on adjacent residential properties.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zoned Residential Medium. The C-1 Neighborhood Commercial District would not be consistent with the intentions of the Master Plan. However, the proposed uses of the property are community-friendly, and the applicant got support from the local community. Therefore, approval of rezoning to C-1 would not introduce incompatible uses into the area.

Per UDC requirements, the applicant hosted a neighborhood participation meeting at 4:00 PM on November 6, 2021, to present their proposed operation to interested parties. There were 25 persons in attendance expressing interest in the project. One of the neighbors stated on the comment card that they are willing to help the applicant move into the property if needed. Considering the area's



## STAFF REPORT – CITY OF SHREVEPORT

population density, 25 signatures and the neighbor's comments demonstrate that the applicant's project is welcomed in the neighborhood.

Field observations were made on December 12 that revealed the overall density of nearby residential areas is low, and there were several abandoned buildings observed near the subject site, most of residential. The gap residential house is in a dangerous and vacant condition. The subject property itself is semi-abandoned. A renovation will benefit the local community, and the service provided by the applicant is exceedingly community-friendly. In conclusion, a community friendly business will fit in and serve the needs of neighborhood. The applicant's investment will also make the community more dynamic.

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### STAFF

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of R-1-7 (Single-family Residential) to C-1 (Neighborhood Commercial) is warranted, due to compatibility with the surrounding area.

Alternatively, based on information provided at the public hearing the MPC may:

1. Approve the rezoning request for a different zoning type.
2. Deny the zoning request.

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**PUBLIC ASSESSMENT:** There was no opposition present.

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### MPC BOARD

**RECOMMENDATION:** The Board voted 9-0 to recommend this application for approval.

21-154-C

OAKDALE

OAKDALE

DOWDELL

CLANTON

CLANTON

C-2

C-3

R-1-7

LASH

ADAMS

C-2

C-3

C-2

C-2

C-1

C-2

R-1-7  
to  
C-1

R-1-7

58TH

CHAMP CLARK

59TH

LINWOOD

I-2

500' NOTIFICATION  
AREA

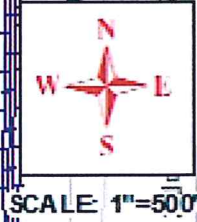
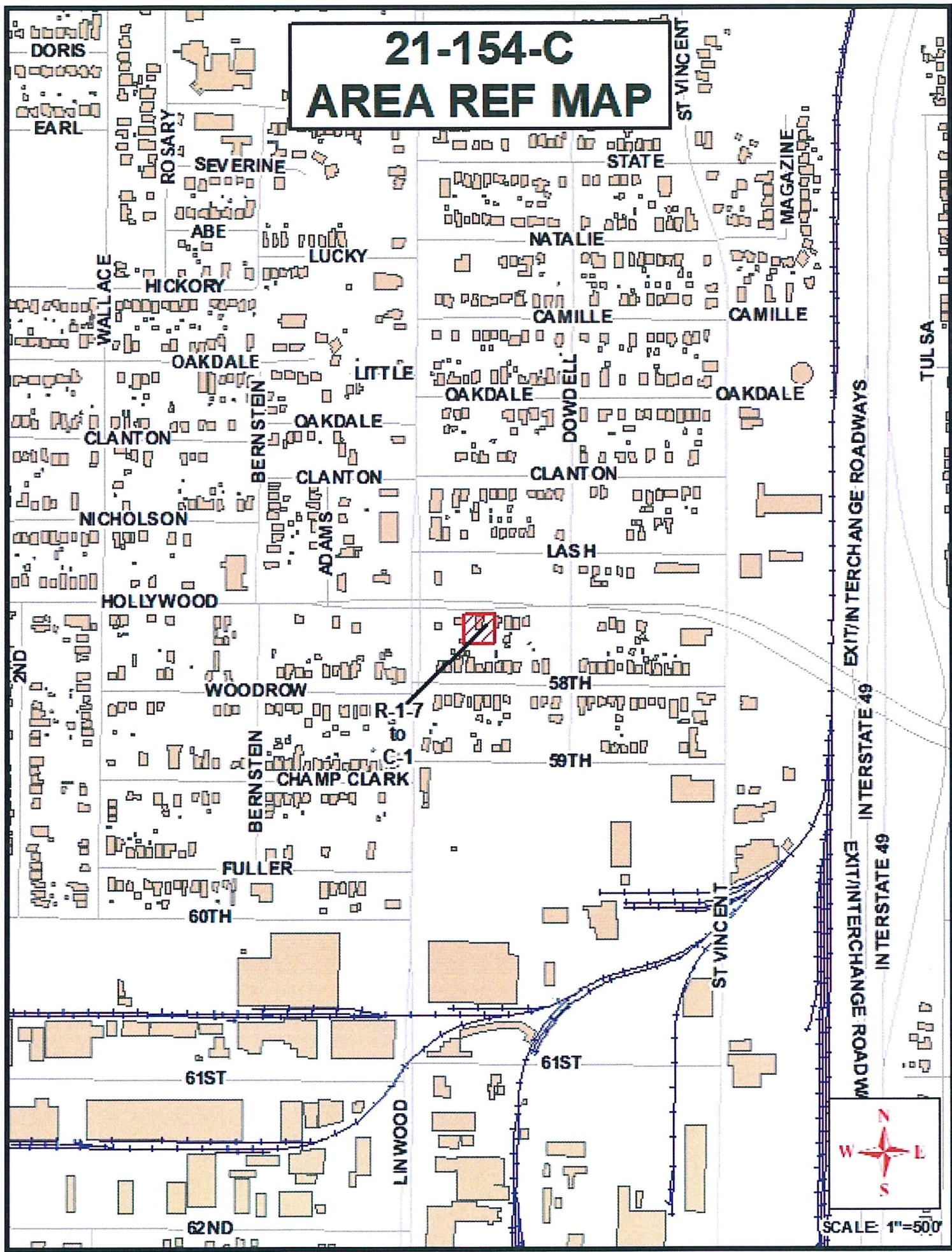
FULLER



SCALE 1"=200'



# 21-154-C AREA REF MAP



I Beverly Smith would like to defer  
my case because at the time of the  
meet was dated. I lost my grandson  
and I was in a mental state.  
and two week later I lost a mother.  
Close family member that left me  
in ather mental state.

Beverly Smith  
Oct/15/21





Google





11/19/2021





11/19/2021





PROPOSED

**ZONING  
CHANGE**

CALL

**673-6480**

METROPOLITAN  
PLANNING  
COMMISSION

11/19/2021





11/19/2021





City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport  
Revised August 21, 2020

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: <u>9/2/21</u>	Planner: <u>A. Correa</u>	Case No: <u>21-154-C</u> Application Fee: <u>\$750</u>
<b>1. PROPERTY INFORMATION</b>		
Project Name: <u>Rezoning Hollywood AV</u>		Associated Case:
Project Address/Location: <u>1535 Hollywood AV</u>		
Current Zoning District: <u>R-1-7</u>	Proposed Zoning District (if applicable): <u>C-1</u>	Parcel Number(s): <u>3 lot see attached</u>
<b>2. CASE TYPE</b>		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
<b>3. PARCEL DESCRIPTION</b>		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)  <u>attached</u>		
<b>4. GENERAL LOCATION OF PROPERTY</b>		
(street address and/or frontage, and distance to cross street)  <u>see attached</u>		
<b>5. PROPOSED USE OF THE PROPERTY</b>		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary <u>I will be doing a bakery making cakes to sale</u> <u>I will be making food to sale</u> <u>I will be doing after school teaching for children</u>		





City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport  
Revised August 21, 2020

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**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <u>R-1-7</u>	Proposed Zoning District(s): <u>C-1</u>	Proposed Building Use(s): <u>Bakery, Snack Shop, after-school teaching</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <u>0.37</u>		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:	<del>X</del>	Proposed height of building(s):	Number of stories:
Off-Street Parking Provided:	<del>X</del>	Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No



City of Shreveport | Caddo Parish

Metropolitan **Planning Commission**

## Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101

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## UDC DEVELOPMENT APPLICATION

### 10. CONTACT INFORMATION

#### IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.

#### APPLICANT CONTACT INFORMATION:

Name: Beverly Smith Company: New Direction Center Check if Primary Contact ☐  
E-mail: BeverlyRhodes7@gmail.com Phone: 318-404-8006 Fax: \_\_\_\_\_  
Address: 1535 HOLLYWOOD AV City: Shreveport State: LA Zip: 71108

#### ARCHITECT CONTACT INFORMATION:

Name: \_\_\_\_\_ Company: \_\_\_\_\_ Check if Primary Contact ☐  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

#### ENGINEER CONTACT INFORMATION:

Name: \_\_\_\_\_ Company: \_\_\_\_\_ Check if Primary Contact ☐  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

#### CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Beverly Smith Company: New Direction Center / Chewee Bakery Check if Primary Contact ☐  
E-mail: BeverlyRhodes7@gmail.com Phone: 318-404-8006 Fax: \_\_\_\_\_  
Address: 1535 HOLLYWOOD AV City: Shreveport State: LA Zip: 71108  
Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

#### PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

\_\_\_\_ I will represent the application myself; OR \_\_\_\_ I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

#### ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Beverly Smith 9/2/23 Beverly R. Smith 9/2/23  
Property Owner Signature Date Applicant Signature Date



OWNER	Street Address	CITY	ZIP	State
Efferson, John	545 South San Pedro	Los Angeles		90013 Ca
Abrams, James Henry, Jr. &	617 Kelly St	Bossier City	71111-4129	La
Brown, Christopher Leon	1532 W 58th St	Shreveport	71108-4104	La
Henderson, Shirley	4007 Esplanade Ave	Shreveport	71109-5036	La
Taylor, Willie C. And	1501 Cross Lake	Shreveport	71109	La
Parker, Debra Ann	8423 Fairfield Ave	Shreveport	71106	La
P.P.I. Omnibus	Po Box 14387	Scottsdale	85267-4387	Az
Mc Dowell, Martha Ann Sierpinski	500 Morse Rd	Columbus	43214-1833	Oh
Woodard, Demetrius Yvonne 1/2 And Gregory	1505 Clanton St	Shreveport	71108-3504	La
I-Harris Properties, L.L.C.	127 Napoleon Dr	Shreveport	71115-2729	La
Taylor, Willie Coy & Jennie Mitchell Taylor	1501 Cross Lake Blvd	Shreveport	71109-1916	La
Taylor, Antony Deonte	1501 Cross Lake Blvd	Shreveport	71109-1916	La
Crager Properties, Inc	10571 Pineview Circle	Keithville	71047	La
Lattier, Nelson, Jr.	C/O Nelson Lattier, Iii	Suisun City	94585	Ca
Flanagan, John, Jr. & Marjia Pennywell Flanagan	1205 Glasgow Rd	Fort Worth	76134-1625	Tx
Lewis, Louise	1503 Hollywood Ave	Shreveport	71108	La
Mackey, Robert A., Jr.	81158 Jewella Ave	Shreveport	71108	La
Cody Inv Llc	Po Box 72370	Bossier City	71172	La
Solomon, Eric L.	1539 W 58th St	Shreveport	71108	La
Pennywell, Aquilla	3849 Doris St	Shreveport	71109	La
Efferson, Johnny	10066 Laurel Canyon Blvd Apt #5	Pacoima	91331	Ca
Young, Barrow, Sr.	C/O Cordie Young	Bethany	71007	La
Herndon, Valry Bruce, Jr. 1/2 And	Po Box 395	Blanchard	71009	La
Zeidan, Muhamad Rebhi	4301 Linwood Ave	Shreveport	71108-3518	La
Guiden, Michael Wayne And Juanita Powell Guiden	7000 Red Fox Trl Apt 135	Shreveport	71129-3542	La
Paige, Enod And Phyllis Jean Martin Paige	9147 Linwood Dr	Shreveport	71106	La
Randle, Benjamin Otis	P.O. Box 14429	Houston	77221	Tx
Marak, Henry M.	847 Prospect St	Shreveport	71104-3029	La
Stewart, Grace Talbert	Po Box 8372	Shreveport	71148-8372	La
Alex, James, Iii And Jacqueline Antoinette Alex	5519 Virginia Ave	Shreveport	71108-3243	La
Vaughan, Mary Ann Battle 1/2, Etal	10624 Flintwood Ave	Baton Rouge	70811-1717	La
Robinson, Ledell And Karanda Annette Sanders	1501 Lash St	Shreveport	71108-4119	La
Musgrove, L. C., Jr.	1531 Clanton St	Shreveport	71108-3504	La
Coleman, Joan Elizabeth 7/12, Etal	Po Box 363	Sacramento	95812-0363	Ca
Horton, David 1/2 And Greg Meis 1/2	Po Box 44091	Shreveport	71134-4091	La
Flournoy, Derek	615 Woods Cir	Minden	71055-5521	La
Germany, Andrew 5/8, Etal	1547 W 58th St	Shreveport	71108-4103	La
Cobo Investments Llc	218 Ixworth Ave	Bossier		71111 Cit
Robinson, Mercy Brooks	4505 Lyba St	Shreveport	71109	La
Brown, Mary Alice	1448 W 58th St	Shreveport	71108-4102	La

Harp, Jean Delores Williams	Po Box 38151	Shreveport	71133-8151	La
Benton Road Land Corporation	707 Benton Rd Ste 201	Bossier City	71111	La
Fleming, Amandy Jones	1508 West 58th St	Shreveport	71108	La
Jackson, Thomas Joe &	1527 Clanton St	Shreveport	71108-3504	La
Efferson, Johnny	545 S San Pedro St	Los Angeles	90013-2101	Ca
Whittaker, Robert Lee &	1528 Lash St	Shreveport	71108-4120	La
Moran, Barbara Ann 1/2, Etal	729 Dowling St	Shreveport	71101	La
Omar, Ahmad And Ibtisam Omar 1/2 And	816 Brittany Ln	Bossier City		71111 La
Smith, Beverly	1535 Hollywood Ave	Shreveport	71105	La
Thomas, Sophie Ann Menefee	1536 W 59th St	Shreveport	71108-4108	La
Dumars, Carolyn Denise	1536 W 58th St	Shreveport	71108-4104	La
Kbc Enterprises, Llc	7810 Sundown Dr	Mooringsport	71060	La
Ford, Margrett Edwards	Po Box 100338	Brooklyn	11210-0338	Ny
Hanley, Clarice Jean Moore	2179 Grant Ave	Mc Donugh		30252 Ga
Marak Properties, Inc.	700 W 70th St	Shreveport	71106-2829	La
Harp, Jean Delores Williams	1936 Hollywood Ave	Shreveport	71108-4020	La
Willis, John	3736 Baxter St	Shreveport	71109-7402	La
Ruben, Josephine Abrams 1/2, Etal	7515 Gideon St	Shreveport	71106-4627	La
White Oak Title Llc	Po Box 72370	Bossier City		71172 La
Hunsicker Group, L.L.C.	205 Bridgepoint Circle	Bossier City		71111 La
Efferson, Johnny	10066 Laurel Canyon Blvd Apt 5	Pacoima	91331	Ca
Lee, Elliott, Jr. & Margaret Plater Lee	1514 Lash St	Shreveport	71108-4120	La
Leary, Artis Gabriel And Felisa Clark Leary	413 Woodrow St	Shreveport	71108-4031	La
Rachal, Hearve John, Jr.	501 Atkins Ln	Frierson	71027-2008	La
Easter, Gloria Sullivan	1707 Hollywood Ave	Shreveport	71108-3429	La
Arkansas, Sharon S. 1/2 And	1522 Lash St	Shreveport	71108-4120	La
Carter, Shirley Diane	1544 West 58th St	Shreveport	71108	La
Palmer, Lockett M., Sr. &	5523 South Manhattan Place	Los Angeles	90062	Ca
Debra A. Parker	8423 Fairfield	Shreveport	71106	La
Dumars, Carolyn	1531 W 58th St	Shreveport	71108-4103	La
Taylor, Willie Coy & Jennie V. Taylor	1501 Cross Lake Blvd	Shreveport	71109	La
Brown, Margaret Starks	1523 Clanton St	Shreveport	71108-3504	La
Efferson, Johnny	10066 Laurel Canyon Blvd. Apt #5	Pacoima	91331	Ca
Britt, Carolyn B. 1/2 And	3730 Madison Park Blvd	Shreveport	71104	La
Robinson, Ledell And	1501 Lash St	Shreveport	71108-4119	La
Mc Cargo, Bobbie Draper	9945 Black Hawk Private Drive	Bethany	71007	La
Simmons, Deloris Hill 1/2, Marion Hills, Jr. 1/4	1528 W 59th St	Shreveport	71108-4108	La
Knee Deep Investments Llc	225 Hollybrook Dr	Shreveport	71106	La
Sykes, Melanie F. & Elaine Williams	2301 Roosevelt Ave	Shreveport	71104-2774	La
Rachal, Hearve John, Jr.	501 Atkins Ln	Frierson	71027-2008	La
Wells, Louis Clarence, Sr.	406 Woodrow St	Shreveport	71108-4032	La



Horton, David 1/2 And Greg Meis 1/2	Po Box 44091	Shreveport	71134-4091	La
Williams, Luther	1458 Allen Beulah Rd	Robeline	71469-4620	La
Taylor, Frieda Renee	1501 Cross Lake Blvd	Shreveport	71109	La
Jones, Dewayne G.	925 Lazywood Ln	Shreveport	71108-5911	La
Wells, Louis C Sr	406 Woodrow St	Shreveport	71108	La
Menefee, Sophia Ann	1536 W 59th St	Shreveport	71108-4108	La
Mahoney, Joseph	745 Miami Chapel Rd	Dayton	45417-4650	Oh
Mc Collough, L.L.C., The	Po Box 335	Sarepta	71071-0335	La
Gibbsland Bank & Trust	Po Box 180	Gibbsland	71028	La
Jefferson, Samuel & Lillie Mae Jackson Jefferson	4002 Saint Vincent Ave	Shreveport	71108-2527	La
Brown, Frank Edward	1448 W 58th St	Shreveport	71108-4102	La
Palmer, Marion Joyce And	5523 S Manhattan Pl	Los Angeles	90062	Ca
Basic Property Corporation	9961 Loveland Ct	Shreveport	71106	La
Efferson, Johnny	545 S San Pedro St	Los Angeles	90013-2101	Ca
Harris, Otis Mae London	1558 W. 59th, St	Shreveport	71106	La
Thomas, Michael 1/2 And	4906 Daniel Pl	Shreveport	71109	La
Williams, John (Estate Of)	C/O Earl & Leatrice Marks	Shreveport	71108-4004	La
Fakhra, Sultana	9740 Catawba Dr	Shreveport	71115	La
Henderson, Shirley 50% And Chasisty Mitchell &	C/O Chasisty Mitchell	Shreveport	71108	La
Fisher, Kenneth Mc Laurin 1/8, Etal	2604 Leaf Ln	Shreveport	71109-3011	La
Husker Partners/Bmo Harris	Po Box 1414 C/O Bmo 16	Minneapolis	55480	Mn
Williams, Johnnie Bell &	1460 W 58th St	Shreveport	71106	La
Mav-Rik Enterprises & Consulting Group	860 Southland Pass	Stone Mountain	30087-4954	Ga
Taylor, Frieda Renee	1547 Clanton St	Shreveport	71108-3504	La
Marak Properties, Inc.	700 W 70th St	Shreveport	71106-2829	La
Ansley, Mary Kemp	5838 Ledbetter St	Shreveport	71108-4022	La
Symbiotic Partners Llc	Po Box 850001	Orlando	32885-0001	Fl
Omar, Ahmad And Ibtisam Omar 1/2 And	816 Brittany Ln	Bossier City	71111	La
Brown, Mary Alice	1448 W 58th St	Shreveport	71108-4102	La
Hamilton, Payton, Jr.	9420 Brookside Cir	Shreveport	71118	La
Hollis, Theresa M	1759 Clanton St	Shreveport	71108	La
G. A. Brown Properties Limited Partnership, The	2523 Calion Rd	El Dorado	71730	Ar
Snyder, Bobbie L.	Rr 1 Box 4	Heflin	71039	La
Horton, David Lynn 1/2 And Greg Meis 1/2	Po Box 44091	Shreveport	71134-4091	La
Brown, Mary Alice	1448 W 58th St	Shreveport	71108-4102	La
Herndon, Valry Bruce, Jr. 1/4 And	P.O. Box 395	Blanchard	71009	La
Marak Properties, Inc.	700 W 70th St	Shreveport	71106-2829	La
Rachal, Hearve John	501 Atkins Ln	Frierson	71027-2008	La
Day, Adell Hamilton A/K/A Adell Walker	3702 Goulburn Dr	Houston	77045-6411	Tx
Ruben Residential Properties, L.L.C.	7207 Line Ave	Shreveport	71106-4415	La
Emily Trant	505 Travis Street Ste 440	Shreveport	71101	La

Ora Hart  
Linda Scott  
Yul Shelby  
Vickie Meadows  
Lonnie McCray

7931 Thornhill Ave  
446 Woodrow Street  
622 Hendrix Place  
4830 Line Avenue #376  
1701 Oakdale Street

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71105 La  
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